092.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	702,900 / 702,900
					USE VALUE:	702,900 / 702,900
					ASSESSED:	702,900 / 702,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		FABYAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WU DEANNA L /TRUSTEE
Owner 2:	YANFAB TRUST
Owner 3:	
Street 1:	11 FABYAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LAM KIM C -
Owner 2:	-
Street 1:	11 FABYAN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Wood Shingle Exterior and 2208 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	303,900		399,000	702,900
Total Card	0.115	303,900		399,000	702,900
Total Parcel	0.115	303,900		399,000	702,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 318.34 | /Parcel: 318.3

Legal Description

User Acct

59563

GIS Ref

GIS Ref

Insp Date

11/07/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 092.0-0003-0008.0

!7515!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	303,900	0	5,000.	399,000	702,900	702,900	Year End Roll	12/18/2019
2019	101	FV	228,000	0	5,000.	404,700	632,700	632,700	Year End Roll	1/3/2019
2018	101	FV	228,000	0	5,000.	302,100	530,100	530,100	Year End Roll	12/20/2017
2017	101	FV	228,000	0	5,000.	273,600	501,600	501,600	Year End Roll	1/3/2017
2016	101	FV	228,000	0	5,000.	262,200	490,200	490,200	Year End	1/4/2016
2015	101	FV	218,900	0	5,000.	222,300	441,200	441,200	Year End Roll	12/11/2014
2014	101	FV	218,900	0	5,000.	210,900	429,800	429,800	Year End Roll	12/16/2013
2013	101	FV	214,600	0	5,000.	200,600	415,200	415,200		12/13/2012

PRINT

Date	Time
12/10/20	22:08:38

LAST REV

Date	Time
06/25/19	15:15:26

apro

PAT ACCT.

7515

USER DEFINED

Prior Id # 1:	59563
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAM KIM C,	1520-104		12/22/2017	Family	440,000	No	No	8	
LAM HIEN	1434-115		5/21/2013	Family	135,500	No	No		
LAM HIEP	1053-118		5/21/2013	Family	1	No	No		
	1053-118		1/1/1989		225,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/8/2017	1013	Re-Roof	26,616	C				
1/14/2014	33	Manual	7,139	C				
5/13/2013	679	Redo Kit	50,200	C				
1/2/2013	4		30,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	Inspected	BS	Barbara S
10/29/2018	MEAS&NOTICE	BS	Barbara S
2/1/2018	SQ Returned	EMK	Ellen K
4/30/2014	External Ins	PC	PHIL C
2/7/2014	Info Fm Prmt	EMK	Ellen K
6/5/2013	Info Fm Prmt	EMK	Ellen K
5/15/2013	Info Fm Prmt	EMK	Ellen K
12/2/2008	Meas/Inspect	163	PATRIOT
3/14/2000	Inspected	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	5									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.28713584
Const Adj.:	1.00289965
Adj $ / SQ:	174.267
Other Features:	92775
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	440396
Depreciation:	136523
Depreciated Total:	303873

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

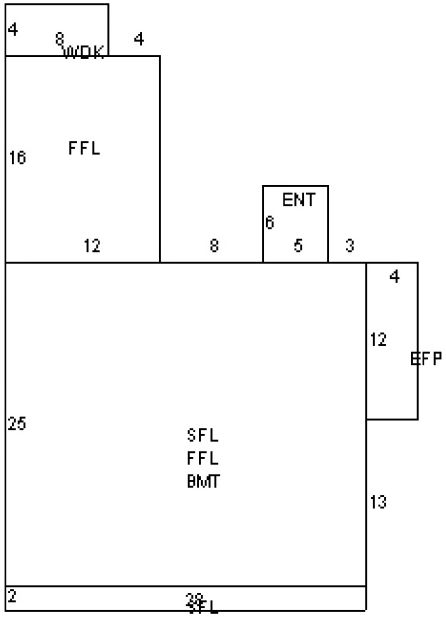
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	174.27
Special Features:	0	Val/Su Net:	123.64
Final Total:	303900	Val/Su SzAd	184.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	892	174.270	155,446
SFL	Second Floor	756	174.270	131,746
BMT	Basement	700	79.470	55,626
EFP	Enclos Porch	48	72.810	3,495
WDK	Deck	32	16.050	513
ENT	ENTRY	30	26.480	794

Net Sketched Area:	2,458			Total:	347,620
Size Ad	1648	Gross Are	2458	FinArea	2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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